

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR
CARL S. CZAPLICKI
DEPARTMENT DIRECTOR

April 18, 2012

Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, April 24, 2012 Edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Carl Czaplicki, Director,
HEDC
File

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of April 17, 2012.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
7. New Business:

8. Case: P11-062 Minor Site Plan
Applicant: Moudy Razek
Attorney: Jacob Hudnut, Esq.
Review Planner: Kristin Russell
Address: 187 Newark Ave.
Old Block: 274 Lot:38.99
New Block 12704 Lot:7
Zone: Newark Ave. Downtown Redevelopment Plan
Description: Sidewalk café
Decision: Approved with conditions.

9. Case: P07-137 Preliminary Major Site Plan – Administrative Amendment
Applicant: David DePierro
Attorney: Anthony Colasanti, Esq.
Review Planner: Kristin Russell
Address: 325 Palisade Avenue
Old Block: 733 Lot:A.2
New Block 5003 Lot:1
Zone: 325 Palisade Ave. Redevelopment Plan
Description: Original approval granted May 13, 2008 with subsequent administrative amendments. Current amendment is for the reduction of one unit (from 21 to 20) and the addition of one parking space (from 14 to 15).
Decision: Approved.

10. Case: P04-156 Final Major Site Plan
Applicant: The GSW Group
Attorney: Ron Shaljian, Esq.
Review Planner: Kristin Russell
Address: 86-100 Forrest Street
Old Block: 2029 Lot:A.5, A.7
New Block 21501 Lot:12, 14
Zone: Canal Crossing Redevelopment Plan
Description: Original approval granted November 30, 2004 for façade improvements.
Decision: Approved.

11. Case: P11-069 Minor Subdivision
Applicant: Summit Plaza Associates
Attorney: Charles Leibling, Esq.
Review Planner: Kristin Russell
Address: 700 Newark Ave.
Old Block: 593.1 Lot: 1
New Block 6052 Lot:13
Zone: St. John’s Redevelopment Area
Description: Subdivision of existing 263,178 sf lot into two lots, separating an existing 3-story building into its own lot.
Decision: Approved.

12. Case: P09-021 Amended Preliminary & Final Major Site Plan with deviation
Applicant: Victor Ghatas
Attorney: Jon P. Campbell. Esq.
Review Planner: Kristin Russell
Address: 147 Monticello Avenue
Old Block: 1921 Lot:66
New Block 16701 Lot:23
Zone: Monticello Ave. Redevelopment Plan
Description: Originally approved September 8, 2009. Unapproved changes to façade, including window size, architectural details, and height along blockfront.
Deviations: Storefront glazing
Carried to May 15, 2012. Some testimony taken.

**Planning Board meeting Agenda
April 17, 2012
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13. Case: P012-008 Minor Subdivision
Applicant: Marbella Towers Associates, LLC
Attorney: Charles J. Harrington, III, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 425 Washington Blvd.(110 Second Street)
Old Block: 15 Lot: 28, 28-x, 46
New Block: 11603 Lot: 45, 44
Zone: Hudson Exchange Redevelopment Plan
Description: Re-configuring three lots into two
Carried to May 15, 2012 regular meeting.
14. Case: P12-009 Preliminary & Final Site Plan w/Deviations
Applicant: Marbella Tower Associates, LLC
Attorney: Charles J. Harrington, III, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 425 Washington Blvd. (110 Second Street)
Old Block: 15 Lot: 28, 28-x, 46
New Block: 11603 Lot: 45, 44
Zone: Hudson Exchange Redevelopment Plan
Description: New Construction of 311 Residential Units with 5,745 sf. of retail
Deviations: Monument signage, temporary leasing signage, yard requirements, loading requirements and minimum improved open space
Carried to May 15, 2012 regular meeting.
14. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
1. Resolution of the Planning Board of the City of Jersey City Approving and recommending Adoption by the City Council amendments to the Parking Requirements in the Land Development Ordinance.
 2. Resolution of the Planning Board of the City of Jersey City Approving and recommending Adoption by the City Council amendments to the Land Development Ordinance regarding new hearing requirements.
 3. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendment to Preliminary Site Plan with “with Deviations # P07-137 submitted by Hudson Palisades Urban Renewal, LLC (325 Palisade Avenue).
 4. Resolution of the Planning Board of the City of Jersey City Approving and recommending Adoption by the City Council amendments to the Land Development Ordinance regarding Site Plan applications in Redevelopment Areas.
 5. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan for Interim Use Installation of Banner Sign for six(6) months # P12-017 submitted by Sandra & Glenn Cunningham Foundation (580 Marin Blvd.).
15. Executive Session, as needed, to discuss litigation, personnel or other matters
16. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD